

Josh Stein
Governor

McKinley Wooten, Jr.
Secretary

MEMORANDUM

To: County Assessors

From: Doug Huffman, Revenue Administrative Officer III
Local Government Division

Date: June 27, 2025

Subject: Income Eligibility Limit – 2026 Property Tax Relief Programs

On or before July 1 of each year, the North Carolina Department of Revenue is required to determine the income eligibility amount to be in effect for the Elderly or Disabled Property Tax Homestead Exclusion for the taxable year beginning the following July 1. This income eligibility limit is also used to determine the limitations in the Property Tax Homestead Circuit Breaker. County tax offices need this information to update their annual abstracts with the new income eligibility limits.

Under G.S. 105-277.1(a2), for the taxable year beginning on July 1, 2008, the income eligibility limit for the Elderly or Disabled Property Tax Homestead Exclusion was twenty-five thousand dollars (\$25,000). For taxable years beginning on or after July 1, 2009, the income eligibility limit is the amount for the preceding year, adjusted by the same percentage of this amount as the percentage of any cost-of-living adjustment made to the benefits under Titles II and XVI of the Social Security Act for the preceding calendar year, rounded to the nearest one hundred dollars (\$100.00).

We have adopted the latest cost-of-living adjustment (COLA), which has been calculated by the Social Security Administration to be 2.5%.

Based on the COLA, the income eligibility limits for 2026 are as follows:

Elderly or Disabled Property Tax Homestead Exclusion: \$38,800

Property Tax Homestead Circuit Breaker: \$58,200

For additional information on calculating the COLA, please visit the Social Security Administration's website at: <https://www.ssa.gov/oact/cola/latestCOLA.html>.

The 2026 Form AV-9 Application for Property Tax Relief, which is web fillable, will be available soon on our website at: <https://www.ncdor.gov/property-tax-forms#Tab-ExemptionandExclusionForms-496>.

If you have any questions, please contact our office at 919-814-1129.

